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Historic Districts Commission Minutes 03/17/2005

Minutes

Commissioners Present: M. Logan, A. Alberg, J. Worden, B. Cohen, M. Hope
 Berkowitz, M. Potter

Commissioners

Not Present: S. Makowka, Y. Logan, L. Kuhn, M. Penzenik

Guests Present: Alex Frisch, Dave Ledwig, Jeff Salocks, Jonathan Nyberg, Linda
 Warnock, Susan Doctrow, Duncan MacArthur, Silvana
 Sawaya

1. 8:10pm Meeting opens. M. Logan (AHDC Vice-Chairperson) acted as chair at meeting due to S. Makowka's absence.
2. Approval of February 24, 2005 Minutes– J. Worden moved to table minutes until next month. Seconded by M. Hope Berkowitz. Voted unanimously.
3. Communications
 - a. E-mail from Susan Doctrow (99 Westminster Ave.)
 - b. Letter from Atty. Scarano (187 Lowell Street). J. Worden saw letter and said false information in letter.
 - c. Call regarding Ezak Abrahams (195 Pleasant Street). B. Cohen updated on follow-up conversation with applicant.
 - d. Memo from Town Manager re: Minutes of Meetings
 - e. Call from Mr. Barbosa (40-42 Pleasant Street)
 - f. Call from Mike DeMartino (45 Jason Street Contractor)
 - g. E-mail from Patsy Kramer re: Funds Transfer from AHC
 - h. J. Worden reported that 12 Jason Street had questions regarding large equipment in front yard maybe removing wall.
- C. Greeley will send letter reminding grade changes need to come before us – reference M. Potter for additional follow-up
4. New Business
 - a. Informal hearing re: 157 Lowell Street (Warnock) 8:20pm.
 Linda Warnock, owner, Jonathan Nyberg, potential new owner, were present to talk about plans for house. 1903 Thomas Nourse subdivided land, conveyed 10,000 sq ft and he kept 6,000 plus parcel. Sold parcel to son. Linda's grandparents bought house in 1911 and family lived there ever since. 1914 side portion sold to another who sold parcel later to Linda's grandmother. Hoped to build house for other son but never materialized. Currently Linda is living there. House too big and time to sell. Looking to see what option of building additional building on lot would entail. She showed many pictures of the neighborhood to the Commissioners. Linda spoke with Bldg Dept last summer and he suggested surveying property. Malcolm Johnston did survey of property. Jonathan Nyberg was here to get input from District. L. Kuhn had conversations last summer with Mr. Nyberg about potentially doing something. Fairly densely populated neighborhood - idea if you could put something on there – maybe a sister house – exactly same house and replicated on parcel – would enhance property from present state – Jonathan Nyberg showed two projects he's done in Arlington showing how he brings it back aesthetically. Working on Franklin Street with HC to restore sister's house. Looking for guidance from Commission. M. Potter said scale is usually first thing – seems addressed, setting, style. B. Cohen said neighboring house came before Commission wanting a big house – not approved because of scale of house. M. Hope Berkowitz reminded that these suggestions do not mean guaranteed approval. Linda asked – do we take suggestions and come back for more feedback before filing for a formal hearing with a final vote. B. Cohen said build your case that new dwelling would be appropriate in scale and style to neighborhood. J. Worden pointed out that more congested areas across the street were excluded because their historic landscape was already diminished, so to argue that the side of the street is densely populated doesn't matter – this is in district because of its historic landscape. Said topographical landscape plot helps them to make decision. Drawing shows rectangular house added, not "sister" house. Mr. Nyberg explained back jut out wasn't probably original and they don't want to build that much. Looking to bring original house back – clapboards, shutters would be wooden, replacing plastic shutters that over the years were installed. Plot plan, list of materials once you have design. J. Worden said one part of your argument is to distinguish it from 187 Lowell Street. That argument has to be made and convincing to the Commissioners. M. Logan asked if this helped applicants. J. Worden said you need to make investment and still no guarantee on approval. Cautioned applicants. Mr. Nyberg is looking to purchase house and build sister house.
 - b. Informal hearing re: 159 Pleasant Street (MacArthur) 8:40pm Duncan MacArthur was present to discuss the proposal. Here to float ideas. Turn into single family residence to maintain look identically on front with small addition on back. In pretty poor shape – no foundation, little storage area with foundation, rest on grade and stone. Severe settling, a lot of rot, animal damage. Idea to keep original detail. Within setbacks – problem with building dept., might need special permits because of missed setback requirements. M. Logan asked why plans show barn brought forward – to create backyard was answer. Roughly rear yard 20 feet, moved 15 feet forward to create larger backyard. Sort of aligns with house. B. Cohen said intention is to maintain look of secondary structure. Normally set behind primary structure. In keeping with sense of maintaining look of barn or carriage house, needs to be back from

face of other house on right. M. Logan said if you have to go for special permits, leveraging existing footprint helps to get permits often. B. Cohen said on project in Winchester they lifted barn up 6 inches and put foundation under barn. J. Worden said that aspect is not only buildings but also the lot. Aspect of old house up on corner with barn in corner with sweep of open space in front of it.

People have been looking at that view for past 130 years, he would find it difficult to move barn off its original location. J. Worden said you probably could get a variance with our recommendation. M. Logan asked for comments - keeping barn visually, adding to back, good ideas. Front look needs to stay same. Feeling about roof asked - any possibility of doing 2 gabled dormers on front - Commissioners said that was not liked by Commissioners in previous applicants proposals. 3 Panels on doors - turning top of panels glass - would be considered. B. Cohen said inside could be very creative - but we don't have any say on inside.

c. Informal Hearing re: 99 Westminster Ave. (Doctrow) 9:00pm Looking to replace windows on enclosed porch. Trying to achieve look of neighboring houses. Casements - looking like 3 vertical French casement windows. A. Alberg said from visual standpoint, pleased with what she saw. Concerns about materials etc, but feels a tremendous improvement to porch. Arched windows expensive, but B. Cohen liked ideas. Transom idea still expensive, but willing. Wood exterior windows get quickest approval. Design wise, all agreed considerable improvement. B. Cohen said plans look completely appropriate.

d. Informal Hearing re: 195 Pleasant Street (Abrahami) 9:20pm Mr. Abrahami looking for more insight. Windows need to be replaced due to cost of repairs. Door on second story accesses side porch roof, has no railing. Like to close it off somehow. B. Cohen spoke with applicant previously about windows. Side, fixed window, single pane, wood rotten. J & C Adams, Brasco's Boston Window, all sell wood windows. Showed view of 2nd floor flat roof with door leading out to it. Would like to put railing or fence to protect toddler from falling off roof. This is not a fence - it is a railing. Roof is not designed to be walked upon. IF looking to turn into real porch need to do some decking. Requirements 42 inches of railings. Would have to rebuild entire roof to do it. Building inspector would have specific requirements. B. Cohen said for 1930s house criteria, when you're making changes to property, keep it consistent with that period house. They might have put up wrought iron railing. In this particular case it makes sense for wrought iron railing. Putting 42 inch wood railing would not be appropriate. A. Alberg said one of things to think about is if you're not 100% convinced of not using porch, option of taking door out and putting window in its place. Keep that option in mind for what it's worth.

Suggested getting estimates then coming back to us with more detailed plans. Rubber membrane is only choice for that roof.

5. Other Business

a. Realtor and District Property Owners Mailings

b. Update on Pleasant Street Expansion Project - BOS Meeting 3/7. J. Worden updated meeting. Everything going fine until Selectman Lyons asked about Parmenter School being turned back into educational facility, and Kevin O'Brien was asked to report if Historic District designation would cause any problems.

c. Commission Open Seats

6. Review of Projects:

1. 80 Westminster Avenue (Reitzel 00-09M) - Berkowitz
2. 267 Broadway (Kapsalis) - 1/2001 - Penzenik
3. 14-16 Russell Street (Alex 00-28R), 10/01 (certificate modified 11/01) - Makowka
4. 35 Jason Street (Lynch 00-33J) 12/01; 01-08J) 05/02 - Makowka-CO
5. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 - Cohen-COA
6. 7 Jason Street (Smith Museum 02-10J) - Worden-COA
7. 161 Westminster Ave. (Batitte 03-3M) 3/04 - Cohen-COA
8. 207 Pleasant Street (Konig 03-1P) 12/04 - M. Logan-COA
9. 19-21 Avon Place (Logan 03-4A) 3/04- Penzenik-COA
10. 239 Pleasant Street (work w/o permit)
11. 105 Pleasant Street (work w/o permit) - Penzenik
12. 139-141 Westminster (Entov 03-18M) - Berkowitz-COA
13. 14 Jason Street (window change w/o permit) - Makowka
14. 144 Pleasant Street (Cole, 04-1P) - Potter-COA
15. 25 Elder Terrace (Cantlon, 04-3G) - Cohen-COA
16. 22 Montague (Sparks, 04-8 G) - Cohen-COA
17. 79 Crescent Hill (Moore, 04-5G) - Cohen-COA
18. 72 Westminster Ave. (Colman, 04-6G) - Y. Logan-COA
19. 75 Westminster Ave. (Dressler, 04-7G) - Makowka (changed from Kuhn)-COA
20. 82 Westminster Ave. (Ivers, 04-9G) - Penzenik-COA
21. 74 Pleasant Street (St John's Episcopal Church, 04-10P) - Makowka-COA
22. 210 Pleasant Street (Hart, 04-14P) - Penzenik-COA
23. 56 Jason Street (Tanner, 04-15J) - Kuhn-COA
24. 156 Pleasant Street (Seitz, 04-16P) - Cohen-COA
25. 82 Westminster (Ivers, 04-12M) - Penzenik -COA
26. 15 Russell Street (Lagow, 04-17R) - Penzenik (changed from Kuhn)-COA
27. 88 Westminster (Leverone, 04-18M) - Makowka-COA
28. 239 Pleasant (Galal, 04-19P) - Kuhn-COA
29. 159 Pleasant (Krepelka, 04-20P) - Cohen-COA
30. 118 Pleasant Street (Pleasant St. Realty Trust, 04-21P) - Makowka-COA
31. 50 Pleasant Street (Town of Arlington, 04-22P) - Penzenik-COA
32. 19 Westmoreland Ave. (Munro, 04-23M) - Potter-COA
33. 19 Westmoreland Ave. (Munro, 04-24M) - Potter-COA
34. 10 Montague Street (Jirak, 04-25M) - Makowka-COA
35. 82 Westminster (Ivers, 04-26M) - Penzenik-COA
36. 135 Pleasant (Plumley, 04-27P) - Makowka-COA
37. 184 Pleasant (Faigel, 04-28P) - Makowka-COA
38. 82 Westminster (Ivers, 04-29M) - Penzenik-COA
39. 203 Lowell (Salocks & Stafford, 04-30M) - Makowka-COA
40. 37-39 Jason (Lees, 04-31J) - Makowka-COA
41. 170 Pleasant (Gillis & Kelly, 04-32P) - Makowka-COA
42. 152 Pleasant (Wells, 04-33P) - Makowka-COA
43. 194 Pleasant (Beardsley, 04-34P) - Penzenik-COA

44. 27 Jason (Worden, 04-35J) – Makowka-COA – Nearing completion per J. Worden
45. One Monadnock (Starks & Hopeman, 04-36P) – Makowka-CONA
46. 37-39 Jason (Lees, 04-37J) – Makowka-CONA
47. 152 Pleasant (Wells, 04-38P) – Alberg-COA
48. 29 Russell (Stocker, 04-39R) – Makowka-CONA
49. 199 Pleasant Street (McCoubrey, 05-01P) – Alberg – COA
50. 22 Montague Street (Sparks, 05-02M) – Cohen – COA
51. 4 Westmoreland Ave. (Callaghan, 05-03M) – Makowka – COA
52. 40-42 Pleasant Street (Barbosa for Scire, 05-04P) – Makowka – CONA
53. 239 Pleasant Street (Ibrahim, 05-05P) – Penzenik – COA
54. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
55. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA

At 9:50pm A. Alberg moved to adjourn, seconded by J. Worden, voted unanimously.